THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $262,000.00 Kathy L Carter Affiant Subscribed and sworn to before me, this 30th day of ~~February~~ January, 2017. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Kathy L. Carter 720 Harpeth Trace Drive Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 143-02-0B-011.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN G. BRUMFIELD**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KATHY L. CARTER,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled the Plan of Treetops at Harpeth Trace, of record in Plat Book 5200, page 775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SUSAN G. BRUMFIELD, by deed from THE ZEITLIN GROUP (A JOINT VENTURE COMPOSED OF MARTIN CONSTRUCTION COMPANY AND JEFFREY CONSTRUCTION COMPANY, of record in Book 6567, page 640, dated May 24, 1985, said Register's Office.

This is improved property commonly known as: **720 Harpeth Trace Drive, Nashville, Tennessee 37221.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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BILL GARRETT, Davidson County
Trans:T20170008971 DEEDWARR
Recvd: 01/31/17 10:52 2 pgs
Fees:13.00 Taxes:969.40
20170131-0010143

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2017.

Susan G. Brumfield

SUSAN G. BRUMFIELD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **SUSAN G. BRUMFIELD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of January, 2017.



Notary Public

My Commission Expires: _____